

City of West Lafayette, Indiana  
Board of Public Works and Safety  
MINUTES

DECEMBER 9, 2014  
8:30 a.m.  
Morton Community Center  
Multi-Purpose Room

Members present were Brooke E. Folkers, Tanuja R. Sheth, and Jonathan C. Speaker [arrived at 8:37 a.m.]. Sana G. Booker was absent. Mayor Dennis presided.

1. Oath Of Office: Board of Works Member – Brooke E. Folkers – Mayor

Mayor Dennis administered the Oath of Office to new Board of Works member, Brooke E. Folkers. She is taking the place of Brad Marley.

2. APPROVAL OF MINUTES

a. December 2, 2014, Meeting

Ms. Sheth moved to accept the minutes of the December 2, 2014, Board of Works meeting. Ms. Folkers seconded the motion.

The motion was adopted.

3. NEW BUSINESS

a. Agreement: 2015 Mental Health America of Tippecanoe County, Inc. – Mayor

Jennifer Flora, Director of Mental Health America (MHA) of Tippecanoe County, requested approval of continued funding for what was previously the Lafayette Crisis Center. She explained that the Crisis Center board approached MHA to request merging, and that legal merge was accomplished on September 2, 2014. She explained that MHA is what is called the surviving agency, and they are now providing the programs and services previously provided by the Crisis Center, including the 24/7 hotline. She noted that the previous Crisis Center Director, Jane McCann, will continue to volunteer, and the remaining two employees are being brought over to MHA. She stated that the only services MHA will not continue is answering calls to 211, which are now being directed to an Indianapolis office for the entire state.

Mayor Dennis stated that he knows that issues of mental health have been growing in our community and it is clear that those services are in dire need.

Ms. Sheth moved that the 2015 agreement with Mental Health America of Tippecanoe County, Inc. be approved. Mr. Speaker seconded the motion.

Clerk-Treasurer Rhodes noted that the agreement is in the amount of \$8,000. She asked what will happen with the home that the Crisis Center had occupied.

Ms. Flora responded that MHA intends to sell that.

The motion was adopted.

b. Public Hearing and Consideration: Petition for Disannexation – Purdue Research Foundation/Solbuen, LLC – Legal

City Attorney Burns requested a motion for a public hearing for the purpose of hearing any public any input on the petition for disannexation.

Mr. Speaker moved to open a public hearing. Ms. Sheth seconded the motion, and the motion was adopted.

City Attorney Burns said, “We have representatives here from PRF, Kevin Riley, their counsel. Maybe we should start with Kevin?”

Kevin Riley said, “Good morning, I’m Kevin Riley with Reiling Teder & Schrier, I represent Purdue Research Foundation. We also represent Solbuen, LLC, who is the developer on this project. We have filed a petition for disannexation of 30.56 acres from the City. The property is located off of Morehouse Road; it is to the east of Morehouse Road, north of the Tippecanoe Memory Gardens, and then south of Kimberly Estates. It is our position that the disannexation of this ground from the City will benefit both the City and our client. There is a savings to our client from the development end for this ground. I should mention, the intended development for the ground is a multi-lot, single-family home development. There is also a benefit to the City from this request in that the City will not have to extend sanitary sewer to that area to serve the homes that will be built in that area. David Hodde with Purdue Research Foundation is here, and Kim Thonn with Solbuen are here. The two of them and I can try to answer any questions that you have.”

Mayor Dennis said, “Alright. Any questions from the Board?”

Ms. Sheth said, “Roughly how many houses are going to be built there?”

Mr. Riley replied, “Seventy-One lots, so 71 houses.”

Mayor Dennis said, “This is sort of consistent with what we have been trying to do. I know it seems slightly ironic that we have just gone through a major annexation, doubling our geographic footprint, but this coincides with our overall strategic plan to make sure that the City of West Lafayette isn’t just increased in size, but that increased size is also logical. This little tab of land basically was with the Purdue Research Park, and the reason why it was brought into the City, how many years ago, Dave? Yes, probably in ’07, just before we got here, was the understanding that it was going to be developed in conjunction with other developments within the Purdue Research Park. Well, that is obviously no longer the case. Given the facts that rooftops, generally speaking, are more expensive to provide service for than businesses, we feel that it is in the best interest of the City, and plus the continuation of services as well is a bit of a challenge, it is in the best interest of the City to go ahead and put that back in the County proper. We have also had conversations with Tippecanoe County government and they also are in agreement with this. So, it’s non-contentious, and basically it is just sort of a clean-up process. Okay, further discussion?”

City Attorney Burns said, “Any public comment?”

Mayor Dennis said, “Is there any public comment? That’s usually what further discussion means.”

City Attorney Burns said, "Yes, well, even from there."

Mayor Dennis said, "Alright, hearing none, I'll entertain a motion to close the public hearing."

Mr. Speaker motioned to close the public hearing. Ms. Sheth seconded the motion, and the motion was adopted.

Mr. Speaker moved that the petition for disannexation be approved. Ms. Sheth seconded the motion.

The motion was adopted.

c. Quote Acceptance: Mini Excavator – West Side Tractor Sales Co. – Street

Street Commissioner Payne stated that we received quotes on November 25 for a mini excavator, and he reviewed the quote amounts. He stated that the low quote was from Rudd Equipment Company; however, he recommends that we select the most responsive quote from West Side Tractor Sales Co., in the amount of \$68,300. This is due to the exceptions that will give the City a 60-month warranty as well as unique features that were only offered through West Side Tractor Sales.

Ms. Sheth moved that the quote acceptance for the mini excavator be approved. Mr. Speaker seconded the motion.

City Attorney Burns asked if Commissioner Payne believes that the value of the warranty is \$2,000 or more.

Commissioner Payne responded that the warranty is a small part of it. The features that they offered were unique through them. He explained two of those features which allow for more efficiency and safety. One is that the front blade does not just go up and down; it actually turns at a 40-degree angle. The other feature is the way the hydraulic flow is transferred from the thumb, which allows the operator to pick up things, to the attachments is in the cab. He explained that this is easier and safer than in the excavators where it is out on the boom as that requires the operator to get out and change it or reach out over the top of the roll cage.

The motion was adopted.

d. 2012 SRF Loan Disbursement Request Nos. 51 and 52: Greeley and Hansen – North Side Regional Lift Station – WWTU

WWTU Director Henderson stated that these requests are in the amount of \$2,028 and \$1,715, and stated that both of these requests are reimbursement for services from Greeley and Hansen.

Ms. Sheth moved that the 2012 SRF Loan Disbursement Request Nos. 51 and 52 be approved. Mr. Speaker seconded the motion.

Clerk-Treasurer Rhodes stated that she has a question regarding Request No. 51, which involves the additional construction administration and inspection, services beyond the contract completion date. She stated that earlier this year she thought there had been an estimate that we would be done with this by the end of summer or early fall. She

asked what the estimate is for how long this additional administration is going to be required.

Director Henderson stated that it is his opinion that we are in the waning moments of this project. He explained that Public Works Director Buck and he are in discussions as to how to finish out the project. The work at the site is as complete as it will be at this point. He stated that to answer Clerk-Treasurer Rhodes' question, the answer is not much.

The motion was adopted.

e. 2014 SRF Loan Disbursement Request No. 1: Greeley and Hansen – Sheraton and Fairway Knolls Lift Station Improvements – WWTU

Director Henderson stated that as we prepare for the official closing on December 15 of this new SRF loan for the reconstruction of the Sheraton and Fairway Knolls lift stations, the initial draws are for reimbursement of costs that have already incurred, or will incur with closing. This first request for Greeley and Hansen, in the amount of \$177,493, is for the design of the lift stations and putting together the specifications. He noted that this money actually goes to the City since it is reimbursing costs already spent. He noted that the contractor is listed on the SRF form, but there is a checkbox on the form showing that this is for reimbursement. In response to a question from Mayor Dennis, Director Henderson explained that we are paying ourselves back from the loan for money already spent.

City Attorney Burns asked if this will be submitted and paid at the closing, and Director Henderson confirmed that it will be part of that initial draw.

Mr. Speaker moved that the 2014 SRF Loan Disbursement Request No. 1 be approved. Ms. Sheth seconded the motion.

The motion was adopted.

f. 2014 SRF Loan Disbursement Request No. 2: O.W. Krohn and Associates, LLP – Sheraton and Fairway Knolls Lift Station Improvements – WWTU

Director Henderson stated that this loan disbursement is in the amount of \$4,600, and noted that the attached invoice provides detail. This request is also a reimbursement to the City.

Ms. Sheth moved that the 2014 SRF Loan Disbursement Request No. 2 be approved. Mr. Speaker seconded the motion.

The motion was adopted.

g. 2014 SRF Loan Disbursement Request No. 3: O.W. Krohn and Associates, LLP – Sheraton and Fairway Knolls Lift Station Improvements – WWTU

Director Henderson stated that this request is in the amount of \$2,273.

Mr. Speaker moved that the 2014 SRF Loan Disbursement Request No. 3 be approved. Ms. Sheth seconded the motion.

Clerk-Treasurer Rhodes noted that this is a direct payment.

The motion was adopted.

h. 2014 SRF Loan Disbursement Request No. 4: Bingam Greenebaum Doll LLP – Sheraton and Fairway Knolls Lift Station Improvements – WWTU

Director Henderson stated that this request is in the amount of \$3,723, and this is a direct payment to the bond counsel.

Ms. Sheth moved that the 2014 SRF Loan Disbursement Request No. 4 be approved. Mr. Speaker seconded the motion.

The motion was adopted.

i. Claims

i. AP Docket        \$603,161.23

Mr. Speaker moved that the claims be approved. Ms. Sheth seconded the motion.

There were no questions or comments about the claims.

The motion was adopted.

j. Informational Items

i. Project Payment List – WWTU

There were no questions or comments about the listing.

ii. Legal Budget & Expenses – Clerk-Treasurer

There were no questions or comments about the listing.

iii. Park Board Dockets

There were no questions or comments about the listing.

k. Other Items

► Public Works Director Buck provided an update on Cumberland Avenue, stating that Milestone Contractors is working south of the intersection of Soldiers Home Road to install a pipe across the road. He stated that we are improving the previously existing outlet for storm water in that area and coming from Cumberland Avenue. He reported that he, Street Commissioner Payne, and the contractor have been working together to prepare for snow removal.

4. ADJOURNMENT

There being no further business to come before the Board, Mr. Speaker moved that the meeting be adjourned, and Mayor Dennis adjourned the meeting.